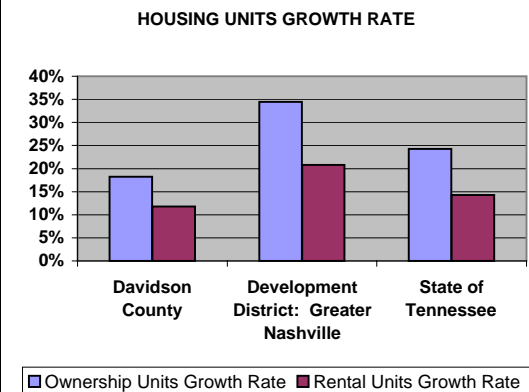
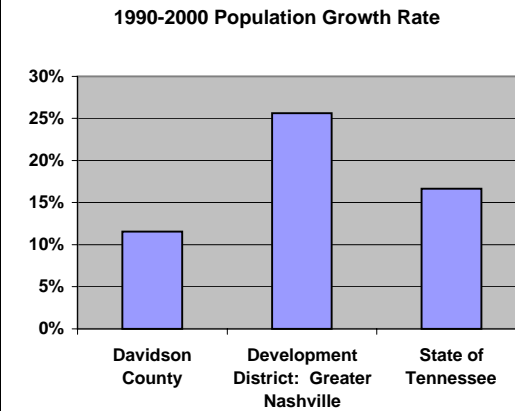


## Population and Housing Market Profiles: Davidson County

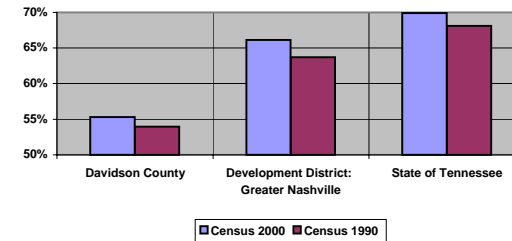
|  | Davidson<br>County | Development<br>District: Greater<br>Nashville | State of<br>Tennessee |
|--|--------------------|---|-----------------------|
| <b>POPULATION</b>                              |                    |   |                       |
| <i>Census 2000 Population</i>                  | 569,891            | 1,411,725                                     | 5,689,283             |
| <i>1990-2000 Population Growth Rate</i>        | 11.6%              | 25.6%   | 16.7%                 |
| <b>MINORITY POPULATION</b>                     |                    |   |                       |
| <b>African American population</b>             |                    |   |                       |
| <i>Census 2000</i>                             | 151,501            | 226,921                                       | 953,349               |
| <i>1990-2000 Growth Rate</i>                   | 27.0%              | 31.9%   | 22.5%                 |
| <b>Asian &amp; Pacific Islander population</b> |                    |   |                       |
| <i>Census 2000</i>                             | 16,817             | 29,749  | 73,505                |
| <i>1990-2000 Growth Rate</i>                   | 137.5%             | 149.7%  | 130.9%                |
| <b>Hispanic population</b>                     |                    |   |                       |
| <i>Census 2000</i>                             | 26,091             | 47,582  | 123,838               |
| <i>1990-2000 Growth Rate</i>                   | 446.4%             | 329.6%  | 278.2%                |
| <b>HOUSING UNITS &amp; VACANCY</b>             |                    |   |                       |
| <b>Ownership Units</b>                         |                    |   |                       |
| <i>Census 2000</i>                             | 131,340            | 361,244                                       | 1,561,363             |
| <i>Ownership Units Growth Rate</i>             | 18.2%              | 34.5%   | 24.3%                 |
| <i>Owner Market Vacancy rates</i>              | 2                  | 1.2 to 2.7                                    | 2.0                   |
| <b>Rental Units</b>                            |                    |   |                       |
| <i>Census 2000</i>                             | 106,065            | 184,819                                       | 671,542               |
| <i>Rental Units Growth Rate</i>                | 11.8%              | 20.8%   | 14.3%                 |
| <i>Renter Market Vacancy rates</i>             | 6.5                | 4.8 to 13.2                                   | 8.8                   |
| <b>AGE OF HOUSING STOCK</b>                    |                    |   |                       |
| <i>Percent of units built before 1960</i>      | 28.6%              | 20.7%   | 25.4%                 |
| <i>Percent of units built after 1990</i>       | 16.0%              | 26.6%   | 23.5%                 |



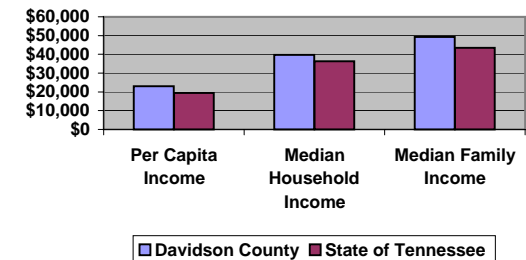
## Population and Housing Market Profiles: Davidson County

|   | Davidson<br>County | Development<br>District: Greater<br>Nashville | State of<br>Tennessee |
|---|--------------------|---|-----------------------|
| <b>HOMEOWNERSHIP RATES</b>              |                    |   |                       |
| <i>Census 2000</i>                      | 55.3%              | 66.2%   | 69.9%                 |
| <i>Census 1990</i>                      | 53.9%              | 63.7%   | 68.1%                 |
| <b>MINORITY HOMEOWNERSHIP RATES</b>     |                    |   |                       |
| <b>African American</b>                 |                    |   |                       |
| <i>Census 2000</i>                      | 41.2%              | 45.0%   | 50.5%                 |
| <i>Census 1990</i>                      | 38.6%              | 42.2%   | 47.3%                 |
| <b>Asian &amp; Pacific Islander</b>     |                    |   |                       |
| <i>Census 2000</i>                      | 45.1%              | 52.3%   | 50.3%                 |
| <i>Census 1990</i>                      | 38.5%              | 44.7%   | 45.1%                 |
| <b>Hispanic</b>                         |                    |   |                       |
| <i>Census 2000</i>                      | 24.0%              | 33.2%   | 35.8%                 |
| <i>Census 1990</i>                      | 37.8%              | 45.3%   | 48.6%                 |
| <b>1999 Income (2000 Census)</b>        |                    |   |                       |
| <i>Per Capita Income</i>                | \$23,069           | \$15,613 to<br>\$32,496                       | \$19,393              |
| <i>Median Household Income</i>          | \$39,797           | \$29,968 to<br>\$69,104                       | \$36,360              |
| <i>Median Family Income</i>             | \$49,317           | \$35,395 to<br>\$78,315                       | \$43,517              |
| <b>Income Growth during the 1990s</b>   |                    |   |                       |
| <i>Per Capita Income</i>                | 52%                | N/A   | 58%                   |
| <i>Median Household Income</i>          | 40%                | N/A   | 47%                   |
| <i>Median Family Income</i>             | 42%                | N/A   | 47%                   |
| <b>Poverty Status in 2000</b>           |                    |   |                       |
| <i>Persons below Poverty Level</i>      | 70,960             | 139,626                                       | 746,789               |
| <i>Families below Poverty Level</i>     | 13,914             | 28,138  | 160,717               |
| <i>% of Persons below Poverty Level</i> | 13.0%              | 10.2%   | 13.5%                 |

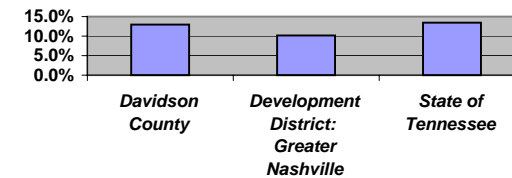
Homeownership Rates: 1990 &amp; 2000



Income Statistics (2000 Census)



% of Persons below Poverty Level



## Population and Housing Market Profiles: Davidson County

|   | Davidson<br>County | Development<br>District: Greater<br>Nashville | State of<br>Tennessee |
|---|--------------------|---|-----------------------|
| <b>Home Values &amp; Owner Cost Burden</b>    |                    |   |                       |
| <i>2000 median home value</i>                 | \$115,800          | \$63,300 to<br>\$20,8400                      | \$93,000              |
| <i>1990-2000 increase in home value</i>       | 53.2%              | N/A   | 60.3%                 |
| <i>Owner-cost Over 30 percent of income</i>   | 21.8%              | 20.7%   | 19.9%                 |
| <i>Owner-cost Over 35 percent of income</i>   | 15.4%              | 14.5%   | 14.5%                 |
| <b>Gross Rent &amp; Rent Burden</b>           |                    |   |                       |
| <i>2000 median Gross Rent</i>                 | \$615              | \$394 to \$744                                | \$505                 |
| <i>1990-00 increase in Gross Rent</i>         | 42.0%              | N/A   | 41.5%                 |
| <i>Gross Rent Over 30 percent of income</i>   | 37.6%              | 37.8%   | 37.9%                 |
| <i>Gross Rent Over 35 percent of income</i>   | 29.4%              | 29.2%   | 30.2%                 |
| <b>Units with Other Housing Problems</b>      |                    |   |                       |
| <i>Lacking complete plumbing facilities</i>   | 1,062              | 2,494   | 14,340                |
| <i>Lacking complete kitchen facilities</i>    | 1,445              | 3,021   | 13,324                |
| <i>Over crowding (over 1 person per room)</i> | 8,828              | 16,330  | 61,191                |
| <b>House Heating Fuel Used in 2000</b>        |                    |   |                       |
| <i>Electricity</i>                            | 61.8%              | 57.0%   | 52.1%                 |
| <i>Utility Gas</i>                            | 35.6%              | 35.6%   | 36.0%                 |
| <i>Bottled or LP Gas</i>                      | 1.5%               | 5.2%  | 7.2%                  |
| <b>Recent Movers (2000 Census)</b>            |                    |   |                       |
| <i>Moved into the unit in 1999 or later</i>   | 26.5%              | 24.1%   | 20.7%                 |
| <i>Moved into the unit in 1995 or later</i>   | 58.4%              | 55.9%   | 49.6%                 |
| <i>Moved into the unit in 1990 or later</i>   | 72.2%              | 71.4%   | 65.7%                 |
| <b>Mobile Home Units (2000 Census)</b>        |                    |   |                       |
|   | 4,170              | 35,864  | 268,876               |

